

MAR 10 4 30 PM '03

BK 439 PG 512  
W.E. DAVIS CH. CLK.

William George, ET UX,

Grantors

TO

James M. Duncan dba Southern Cross Builders

Grantee

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, we, **William George and Vickie George**, Grantors, do hereby grant, bargain, sell, convey and warrant unto **James M. Duncan dba Southern Cross Builders**, Grantee, that certain real property lying and being situated in the County of De Soto, State of Mississippi, and being more particularly described as follows, to-wit:

Lot 210, Section G, The Plantation, Phase 1, in Section 22, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 47, Page 15, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The above described real property is conveyed subject to road rights of way, public utility easements and zoning, subdivision, and health department regulations of the City of Olive Branch, De Soto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas or mineral rights of any kind or character whatsoever; subject to covenants, limitations, and restrictions of said subdivision as found on plat of said subdivision of record in Plat Book 47, pages 15 and/or elsewhere, of the records of De Soto County, Mississippi; and subject to taxes for the year 2003 and all subsequent years.

Taxes for the year 2003 are being pro-rated on an estimated basis as part of this closing, Grantors shall be liable and responsible to Grantee for any shortage in such amount which may be determined upon publication of said taxes. Grantee, his heirs, successors, and assigns shall be liable for the taxes for all subsequent years.

IN TESTIMONY WHEREOF, witness the signatures of the Grantors on this the 5<sup>th</sup> day of March, 2003.

  
William George

  
Vickie George

STATE OF CALIFORNIA

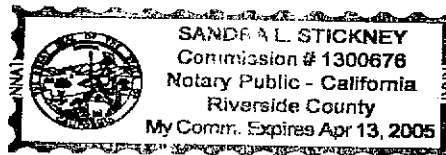
COUNTY OF Riverside

**PERSONALLY** appeared before me, the undersigned authority of law in and for this jurisdiction, the within named **William George and Vickie George**, who acknowledged to me that they executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

**GIVEN** under my hand and official seal on this the 6<sup>th</sup> day of March, 2003.

*Sandra L. Stickney*  
NOTARY PUBLIC

My Commission Expires:

April 13, 2005

Grantors:

William George &  
Vickie George

Grantee:

James M. Duncan  
dba Southern Cross Builders

Address:

38276 Augusta Dr.  
Murietta, Ca 92563

Address:

9350 Quail Rd.  
Live Branch, MS 38054

Home Telephone: 909-677-8749Home Telephone: 662-895 3204Work Telephone: 909-674-3194Work Telephone: 601-497-9214